

AGENDA
Zoning Board
Borough of Rumson
March 15, 2016
7:30 P.M.

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

1. The application of **Michael & Tara Heal**, 45 Washington Avenue (Corner Oyster Bay) Washington Avenue (Primary Front) and Oyster Bay (Secondary Front) / Block 136, Lot 1, R-5 Zone) to elevate residence to meet required Base Flood Elevation (B.F.E.). Construct a new front entry, remove existing rear covered porch and shed, expand existing second floor within, existing first floor footprint, add dormer converting existing attic space to living space and expand existing decks at the existing premises. The property is currently non-conforming in Corner Lot Shape 33 feet Required; 0 feet Existing. The Residence is currently non-conforming in Primary Front Building Setback 35 feet Required; 25.8 feet Existing and Porch Setback 30 feet Required; 21.8 feet Existing, Secondary Front Setback 50 feet Required; 24.2 feet Existing, Rear Setback 35 feet Required; 1.1 feet Existing and Maximum Building Coverage 1,727 sf. Permitted; 2,304 sf. Existing. New construction will create non-conformity in Maximum Lot Coverage 3,339 sf. Permitted; 3,286 sf. Existing; 3,542 Proposed, increase non-conformity in Maximum Floor Area 2,906 sf. Permitted; 3,692 sf. Existing; 4,046 sf. and decrease non-conformity in Maximum Building Coverage 1,727 sf. Permitted; 2,304 sf. Existing; 2,100 sf. Proposed.

2. The continued application of **John & Maria LaGratta**, 5 Heathcliff Road (Block 118, Lot 8, R-1 Zone) to construct a new dormer to increase the height over the existing second floor area above the attached garage and a new two-story rear addition at the existing premises. Based on the Board's review and discussion relative to this application at the February 23, 2016 meeting the applicant submitted a revised Site/Architectural Plan by Paul Damiano, Architect, sheets A1, A2, A3, A4, dated 1/6/16, revised 2/29/16. The revised plan reduces the height of the proposed new rear addition by approximately 2.5 feet to make that addition no greater in height than the existing house, and also moves the second floor face of the new addition on the north side back approximately 4 feet so as to soften its visual impact. In addition, the applicant agreed to revise the plans to show additional landscape plantings along the northerly section of the boundary with adjoining Lot 1. New construction will create non-conformity in Rear Setback 50 feet Required; 43.8 feet Proposed.

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3. The continued Minor Site Plan application of **SURFBBQ Real Estate**, for the property located at 132 East River Road. The applicant is requesting approval for a fenced enclosed outdoor café seating area. Based on the Board's review and discussion relative to this application at the February 23, 2016 meeting the applicant submitted a revised Minor Site Plan by J. Kennedy, P.E., 1 sheet dated 1/29/16, revised 3/1/16. The revised plan reflects the reduction of the seating capacity in the rear concrete patio area to a maximum of 18 patrons at 4 tables, two tables with a maximum seating capacity of 10 patrons located in the small paver area in front of the existing building, a 6 foot height solid back-to-back stockade fence along the east side of the rear outdoor dining area, a 3 foot high fence along the rear outdoor café area adjacent to the Blackpoint Road public sidewalk, and a 3 foot high wrought iron fence along the front outdoor dining area adjacent to the East River Road public sidewalk. There would be a smoking area designated at the front of the building (along East River Road). The property is located in the GB General Business Zone shown on the Borough of Rumson Tax Map as Block 54, Lot 6.

4. The application of **Meadows Builders, LLC**, 87 Blackpoint Road (Block 62, Lot 2, R-5 Zone) to amend the previously approved Resolution dated December 16, 2014 granting a lot shape variance to raze existing residence to construct a new single-family residence and detached garage at the existing premises. Driveway configuration rear turn around area enlarged from approved plan. Modified driveway conforms to Ordinance requirements.

5. The application of **Clementine Properties, LLC**, 22 North Street (Corner Forrest Avenue) North Street (Primary Front) and Forrest Avenue (Secondary Front) / Block 45, Lot 12, R-2 Zone) to construct a new side two-story addition at the existing premises. The property is currently non-conforming in Minimum Lot Area 7,000 sf. Required; 5,502.25 sf. Existing, Primary Lot Width and Frontage (North Street) 70 feet Required; 45.33 Existing and Corner Lot Shape 33 feet Required; 7.2 feet Existing. The residence is non-conforming in Primary Front Setback (North Street) 30 feet Required Building; 21.4 feet Existing and 25 feet Required Porch; 15.9 feet Existing and Secondary Front Setback (Forrest Avenue) 30 feet Building Required; 2 feet Existing. New construction will create no new non-conformities.

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6. The application of **Joseph & Amber Guardino**, 25 Waterman Avenue (Corner Washington Avenue) Waterman Avenue (Primary Front) and Washington Avenue (Secondary Front) / Block 145, Lot 6, R-5 Zone) to elevate the residence to meet required Base Flood Elevation (B.F.E.), enclose existing front and rear covered porches and construct new rear fill-in additions at the existing premises. The property is currently non-conforming in Minimum Lot Area 8,000 sf. Required; 6,585 sf. Existing, Primary Lot Width and Frontage (Waterman Avenue) 75 feet Required; 50.09 feet Existing and Corner Lot Shape 33 feet Required; 14 feet Existing. The residence is non-conforming in Primary Front Setback (Waterman Avenue) 35 feet Required Building; 24.42 feet Existing and 30 feet Required Porch; 20.33 feet Existing, Secondary Front Setback (Washington Avenue) 35 feet Required Building; 8.08 feet Existing and 30 feet Required Porch; 4.59 feet Existing; Maximum Building Coverage 1,459 sf. Permitted; 2,090 sf. Existing and Maximum Floor Area 2,475 sf. Permitted; 3,714 sf. Existing. New construction will increase non-conformities in Maximum Building Coverage 1,459 sf. Permitted; 2,090 sf. Existing; 2,293 sf. Proposed, Maximum Floor Area 2,475 sf. Permitted; 3,714 sf. Existing; 3,971 sf. Proposed and create non-conformity in Maximum Permitted Elevation Ridge 43 feet Permitted; 48.96 feet Proposed and Eave Elevation 34 feet Permitted 43.17 feet Proposed.

ADMINISTRATIVE:

Approval of February 23, 2016 Minutes

Approval of March 15, 2016 Resolutions:

John & Maria LaGratta, 5 Heathcliff Road (Block 118, Lot 8, R-1 Zone)
SURFBBQ Real Estate, 132 East River Road (Block 54, Lot 60)

State Shorthand Reporting Service